

ZONING AND BUILDING AGENDA

JUNE 21, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

267274 DOCKET #7746 - COMMONWEALTH EDISON, Owner, 131st Street and Maple Avenue, Lemont, Illinois 60439, Application (No. SU-04-11; Z04116). Submitted by Richard Connor Riley, 7600 South County Line Road, Suite 1, Burr Ridge, Illinois 60527. Seeking a **SPECIAL USE, UNIQUE USE**, in the R-3 Single Family Residence District for a Sprint PCS Wireless Facility consisting of mounting antennas on an existing Commonwealth Edison high-tension tower and placing their base station equipment (cabinets) on a small lease parcel at the base of the high-tension tower in Section 33 of Lemont Township. The subject property consists of approximately 11.44 acres, located at the Southwest corner of 131st Street and Willow Avenue in Lemont Township. The subject property is an existing Commonwealth Edison high-tension tower corridor easement in a "L" shaped configuration. Intended use: Sprint PCS Wireless Facility. **Recommendation: That application be granted.**

269803 DOCKETS #7837 & 7511 - PLEASANTVIEW FIRE PROTECTION DISTRICT, Owner, Jack Roche Administration Building, 1970 Plainfield Road, LaGrange Highlands, Illinois 60525, Application (No. MA-05-02; Z05013). Submitted by Ronald J. Broida, Broida and Tullis, Ltd., 1250 East Diehl Road, Suite 108, Naperville, Illinois 60563. Seeking a **MAP AMENDMENT** from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide a lot to sell an existing single family residence with companion Variance V-05-11 to reduce rear yard setback from the minimum required 40 feet to 18.90 feet and to reduce right interior side yard setback from the minimum required 10 feet to 9.48 feet (existing) in Section 17 of Lyons Township. Property consists of approximately .23 of an acre located on the east side of Franklin Avenue, approximately 238.79 feet north of Plainfield Road in Lyons Township. Intended use: Single family residence. **Recommendation: That application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

271445 DOCKET #7340 – CRC CONSTRUCTION, Owner Application: Variation to combine two lots into one lot and on the one lot: reduce lot area from 40,000 square feet to 12,394 square feet; reduce lot width from 150 feet to 101 feet; reduce left side yard setback from 15 feet to 14 feet; reduce corner side yard setback from 25 feet to 15 feet for new single family residences in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the southwest corner of Lunt Avenue and Roselle Road in Schaumburg Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16095

DEFERRED AT THE BOARD MEETING OF 06-07-05.

271446 DOCKET #7341 – CRC CONSTRUCTION, Owner Application: Variation to combine two lots into one lot and on the one lot: reduce lot area from 40,000 square feet to 12,220 square feet; reduce lot width from 150 feet to 100 feet; reduce both side yard setbacks from 15 feet to 14 feet for new single family residences in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of Roselle Road, approximately of 101 feet south of Lunt Avenue in Schaumburg Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16096

DEFERRED AT THE BOARD MEETING OF 06-07-05.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

271447 DOCKET #7342 – CRC CONSTRUCTION, Owner Application: Variation to combine two lots into one lot and on the one lot: reduce lot area from 40,000 square feet to 12,220 square feet; reduce lot width from 150 feet to 100 feet; reduce both side yard setbacks from 15 feet to 14 feet for new single family residences in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of Roselle Road, approximately 201 feet south of Lunt Avenue in Schaumburg Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16097

DEFERRED AT THE BOARD MEETING OF 06-07-05.

271449 DOCKET #7819 – K. CASTLE, Owner, Application: Variation to combine three lots into one lot and reduce lot area from 40,000 square feet to 19,792 square feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Marion Street, approximately 251 feet south of Lunt Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors None

Cook County Department of Public Health Approval #16382

DEFERRED AT THE BOARD MEETING OF 06-07-05.

271450 DOCKET #7820 – M. VIRGILIO, Owner, Application: Variation to reduce lot area from 40,000 square feet to 13,286 square feet (existing); reduce lot width from 150 feet to 100 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the west side of Seward Street, approximately 200 feet north of Albion Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health #16403

DEFERRED AT THE BOARD MEETING OF 06-07-05.

271695 DOCKET #7847 – M. WHITESELL, Owner Application: Variation to reduce lot area from 40,000 square feet to 19,128 square feet (existing); reduce lot width from 150 feet to 144 feet (existing); reduce left interior side yard setback from 15 feet to 2 feet (existing) for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.44 of an acre, located on the west side of 113th Avenue, approximately 205 feet north of 159th Street in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 271696 DOCKET #7865 – L. & M. GARIBAY, Owners Application: Variation to increase height of iron fence in front yard from 3 feet to 6 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.13 of an acre, located on the west side of Lotus Avenue, approximately 84 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271697 DOCKET #7866 – L. & M. GYLLSTROM, Owners Application: Variation to reduce lot width from 40,000 square feet to 29,039 square feet and reduce lot width from 150 feet to 98 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.67 of an acre, located on the west side of Blackstone Avenue, approximately 98 feet north of Blite Street in Thornton Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- Cook County Department of Public Health Approval #16431
- 271698 DOCKET #7867 – J. BARTYCZAK, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet and increase the floor area ratio from .40 to .45 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lorel Avenue, approximately 261 feet north of 51st Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271699 DOCKET #7868 – J. BARTYCZAK, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet and increase the floor area ratio from .40 to .45 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lorel Avenue, approximately 291 feet north of 51st Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271700 DOCKET #7869 – A. KURNAT, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .50; and reduce front yard setback from 25 feet (@20%) to 22 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of Linder Avenue, approximately 325 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 271701 DOCKET #7870 – A. KURNAT, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .50; and reduce front yard setback from 25 feet (@20%) to 22 feet for a new single family residence; reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of Linder Avenue, approximately 325 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271702 DOCKET #7871 – HENRYK CONSTRUCTION, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .56; and reduce front yard setback from 25 feet (@20%) to 22 feet for a new single family residence; reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Luna Avenue, approximately 72 feet south of 49th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271703 DOCKET #7872 – HENRYK CONSTRUCTION, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .56; and reduce front yard setback from 25 feet (@20%) to 22 feet for a new single family residence; reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Luna Avenue, approximately 47 feet south of 49th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271704 DOCKET #7873 – R. MITCHELL, Owner Application: Variation to reduce rear yard setback from 50 feet to 37 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.49 of an acre, located on the northwest corner of Park Drive and Elmwood Lane in Palatine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271705 DOCKET #7875 – F. MARTINO, Owner Application: Variation to reduce rear yard setback from 40 feet to 26 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the east side of Natchez Trail, approximately 261 feet south of Oregon Trail in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 271706 DOCKET #7876 – R. URQUIZA, Owner Application: Variation to combine 2 lots into 1; reduce lot area from 40,000 square feet to 26,230 square feet (existing) and reduce rear yard setback from 50 feet to 36 feet (existing) for interior remodeling and to convert garage into storage area in the R-4 Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the northwest corner of 156th Street and 115th Avenue in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271707 DOCKET #7877 – L. NAKO, Owner Application: Variation to reduce front yard setback from 25 feet to 20 feet; reduce side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .70 for a single family residence and reduce left interior side yard setback from 10 feet to 4 feet; reduce right interior side yard setback from 10 feet to 1 foot; and reduce rear yard setback from 5 feet to 0.5 feet for a detached frame garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the south side of 115th Street, approximately 224.5 feet east of Hamlin Road in Worth Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 271708 DOCKET #7878 – T. JASTRZEBSKI, Owner Application: Variation to reduce rear yard setback from 40 feet to 30 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the south side of Summerdale Avenue, approximately 420 feet east of Courtland Avenue in Norwood Park Township. **Recommendation: That the application be granted with conditions.**
- Conditions: That the three car garage will not exceed one story and no other structures will be in the rear yard.
- Objectors: Three neighbors appeared to object to the request and tendered 39 additional letters of objection from surrounding neighbors. The concerns that they had with the variation were not issues that were before this board.
- 271709 DOCKET #7879 – L. MENDOZA, Owner Application: Variation to reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of south Lockwood Avenue, approximately 60 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

* The next regularly scheduled meeting is presently set for Tuesday, July 21, 2005.